

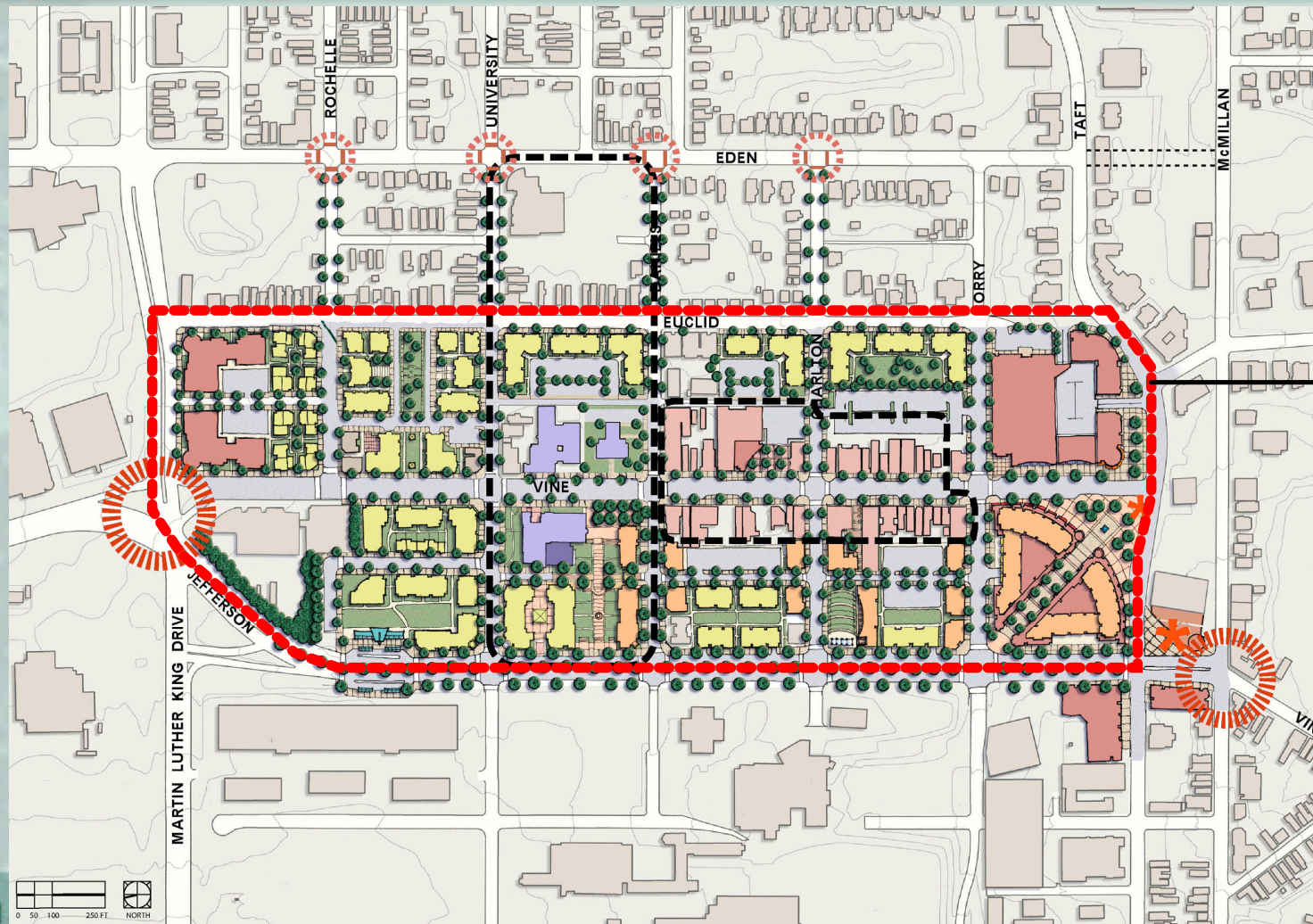
Urban Renewal Status

Aging communities must be able to reshape themselves to adapt to regional economic influences, changing demographics, aging infrastructure, and modified transportation patterns. An Urban Renewal Plan is an important and legitimate planning tool that allows a community to plan for redevelopment in a way that is consistent with collective community goals and vision. Utilized properly, it empowers the community with the necessary guidelines and controls to insure that future development is sustainable over the long term and achieves a higher standard of quality and value than ad hoc development that may otherwise occur.

By itself, the adoption of an Urban Renewal Plan does not mean that privately held property is acquired by the city through eminent domain or otherwise by private entities. Rather, if adopted, the plan provides the legal basis for the City to consider the use of eminent domain in cases that the City deems appropriate. In such cases, the city is obligated to comply with all legally required procedures inherent to the use eminent domain.

- *Pro-active - versus - Re-active plan to guide development activities (& character)*
- *Remove dis-incentive & address significant investor concerns with site acquisition*
- *Statement of commitment to public decision makers and private sector investors (Lenders/Developers/Investors)*

Urban Renewal Boundary



Boundary Line

Existing Conditions Assessment

...To be completed prior to Planning Commission Hearing